

FOR SALE

17 Louise Street off Central Drive Blackpool

Ground and first floor premises formerly used as a guest house and prominently situated on the corner of Louise Street and Central Drive (**NOTE** ground floor shop occupied as a Pawnbrokers **NOT INCLUDED**).



LOCATION - The premises are situated on Louise Street with part of the accommodation at first floor fronting Central Drive. The entrance is from Louise Street.

ACCOMMODATION

Ground floor: Hall, Private Living accommodation including private living accommodation, Bar, Kitchen, ground floor w.c.

First floor: Four single bedrooms, Three double bedrooms, Bathroom with w.c., separate w.c.

TENURE - Leasehold

RATES - £2,250

SERVICES - There is water, drainage, and electricity connected.

VIEWING - Strictly by appointment with the sole selling agents: Nobletts.com

For further information and to arrange to view please contact **nobletts.com** 10 Cedar Square Blackpool Lancashire FY1 1BP.

Telephone: 01253 295599

We are open weekdays 8:30am until 5:00pm.

USE

Informal discussions have taken place with Blackpool Council Planning Department. They have indicated that as the property is situated in a residential area. They would support an application to change the use of the property to a dwelling or flats. The policy is to have reference HN6, and accordingly would prefer two bedroom flats, if the property is converted to flats. The rear yard would have to be reinstated to incorporate a cycle and refuse store.

In addition the Local Authority have announced that the former Mecca Building, situated to the south is to be relocated the Blackpool & Fylde College from its existing site at Bispham. It is anticipated that there will be a demand for student accommodation and it is considered that these premises are ideal for conversion to such accommodation, subject to planning consent.

For Sale
£80,000

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